

THE
BOROUGH OF LEONIA
LEONIA, N.J.

APPLICATION FOR SITE PLAN APPROVAL

Planning Board

Application No.: _____

Date Received: _____

(Above to be filled out by the
Borough of Leonia)

CHECK WHERE APPROPRIATE

a) Application is hereby made for

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

Preliminary Site Plan Approval

Final Site Plan Approval

Conditional Use Approval

As herein described, and for the following relief in connection with Site Plan Review:

☐ Variance from strict application of zoning ordinance pursuant to N.J.S.A.40:55D-- 70(c);
Leonía Land Development Ordinance

☐ Other

b) Name of Applicant Kulite Semiconductor Products, Inc. Phone 201-461-0900 Fax 201-461-9813

Address 1 Willow Tree Road, Leonia, N.J. 07605

c) Present Owners of Land 400 Willow Tree Road, LLC

Names Nora Kurtz 1 Willow Tree Road
Addresses Leonia, N.J. 07605

d) Name of Development Kulite Lighting & Generator Improvements

Tax Assessment Map Designation: Block 802 Lot 21

Address 400 Willow Tree Road Zoning District LI (Commerce, Light Industry)

- e) If applicant is a Corporation, list names and addresses of the following officers:

President Richard Martin 1 Willow Tree Road Leonia NJ 07605

Vice President Abraham Morcos 1 Willow Tree Road Leonia NJ 07605

Secretary Abraham Morcos 1 Willow Tree Road Leonia NJ 07605

Treasurer Abraham Morcos 1 Willow Tree Road Leonia NJ 07605

If applicant is a corporation or partnership, list names and address of all stockholders owning at least 10% of the outstanding stock of the corporation, or of all partners holding at least 10% interest in the partnership

Nora I. Kurtz - 76% 1 Willow Tree Road, Leonia, N.J.

Sandria Kurtz Goto - 24% 1 Willow Tree Road, Leonia, N.J.

- g) Names, titles, address, and phone numbers of all Surveyors, Engineers, Architects, planners, or attorneys involved in the preparation of this application.

Craig W. Stires, P.E. & Richard C. Mathews, PLS

Francis X. Regan, Esq., Decotis Law, Glenpointe Centre West, 500 Frank W. Burr Boulevard,

Suite 31, Teaneck, N.J. 07666 201-928-1100

- h) Do any protective covenants or deed restrictions exist? No
If so attach copy.

- i) State proposed use: Assembly, Fabrication and Packaging of Products

Check one: permitted use ☒

Conditional use ☐

Satisfaction of the requirements for conditional use approval should be demonstrated on the site plan.

Applicants for a variance in connection with site plan review should complete items demonstrated on the site plan.

- i) If applying for a variance, cite and briefly summarize the regulation from which relief is sought. _____

- k) Briefly describe the proposed variation. _____

- l) Why should the Planning Board grant the requested relief?

Has there been any previous request for relief from the Planning Board or the Board of Adjustment involving these premises?

If so, date filed October, 2017 Disposition Approval granted for the installation of a nitrogen storage tank.

- m) Are there any existing violations of the Zoning Ordinance?

If so, describe None

I certify that all statements and information contained in this and all documents submitted as part of this application are true and accurate.

Signature of
Applicant



Date 5-5-2020

Francis X. Regan

From: Dan Melfi <dmelfi@leonianj.gov>
Sent: Tuesday, July 28, 2020 5:16 PM
To: Francis X. Regan
Cc: Alyson Lazarus; Mark Moeller; Steinhagen, Daniel L.; Robert Costa
Subject: 400 Willow Tree Rd.

This email was sent from a source outside of our firm.

A review was completed on the revised plan, dated 7-7-20, originally dated 2-6-20 for parking lot lighting and an emergency generator in the front yard.

Applicant: Kulite

Address: 400 Willow Tree Rd.

Block: 802 Lot: 21 Zone LI

Your application was denied for the following:

236-3 Site Plan Approval

Site plan approval is required.

236-30 Lighting

Application is incomplete and missing the requirements as per the code section 236-30 A-1 to A19.

The latest revised plan lists a different light manufacturer. It does not list the height of the building lighting fixture or the lighting poles.

236-30-A-10-c Lighting

There are lighting sections past the property that have 1.1 & 1.4 footcandles. Permitted property line footcandles are 1.

290-26-F Landscapings and Screening

None proposed

Those portions of all front, side, and rear yards that are not used for off street parking shall be attractively planted with trees, shrubs, plants and green lawns as required by the Planning Board.

290-45-F-1 Generators

Proposed generator is located in the front yard.
Generators are not permitted in the front yard.
FYI: Ballards may be required.

290-27-A Performance Standards / Noise

No information submitted.

Please note that if there is no compliance with the above section the use is not permitted.

Dan Melfi / Zoning Official

All correspondence conducted by email to Leonia officials or employees at the leonianj.gov domain or about municipal business to any email address to or from any official or employee are subject to the provisions and exceptions set forth in the New Jersey Open Public Records Act, N.J.S.A. 47:1A-1 et. seq.

In short: Assume this email correspondence is public information.

ZONING CHECKLIST

This list is provided as a guide to the Leonia Zoning Ordinance. Use it to check if your plan complies with the zoning regulations. The Borough Code can be accessed on the Leonia website. Go to Government and click on Municipal Code.

NAME OF DEVELOPMENT: Kulite Lighting & Generator Improvements
BLOCK 802 LOT 21
ADDRESS 400 Willow Tree Road, Leonia, N.J. 07605
NAME OF APPLICANT Kurtz Semiconductor Products, Inc.
ZONING DISTRICT LI Industrial

I. USE: (See Zoning Ordinance for Categories)

Existing uses Assembly, Fabrication and Packaging of Products

Proposed uses
Principal Same
Accessory Emergency Generator

Are proposed principal and accessory uses permitted? Yes

conditional? prohibited?

Have conditional uses been approved by the Planning Board? N/A

Do accessory uses meet all conditions and limitations? Yes

Zoning Existing

Proposed Standards

II. LOT SIZE: (See Zoning Ordinance for Requirements)

lot area	40,000 SF	152,961 SF	No Change
lot width	150'	441'	No Change
lot depth	150'	389'	No Change

Zoning LI (Industrial) Existing

Proposed No Change Proposed Standards

III. YARDS AND PLANTING AREAS: (See Zoning Ordinance for Requirements)

front yard	<u>35'</u>	<u>34.74'</u>	<u>No Change</u>
side yards	<u>25'</u>	a. <u>60'</u>	b. <u>70.33'</u>
rear yard	<u>50'</u>	<u>117.48'</u>	<u>No Change</u>
combined side yard width	<u> </u> %	<u> </u> %	<u> </u> %
/total width	$60.00' + 70.33' = 130.33' / 441.00' = 29.55\%$		

Are all buildings the required distance from buildings on adjacent properties Yes

IV. ACCESSORY STRUCTURES:

existing accessory structures Storage Tanks

proposed accessory structures Emergency Generator


Do all accessory structures satisfy conditions and imitations? Yes

Do all walls and fences meet standards of height, design and construction Yes

ground area of accessory buildings 405 SF (Generator Pad)

OWNER'S CONSENT/AUTHORIZATION

I hereby certify that I am the owner 400 Willow Tree Road LLC, of all that certain lot, piece or parcel of land known as Block 802, Lot 21, as shown on the Tax Map of the Borough of Leonia, New Jersey, also known as 400 Willow Tree Road, which property is the subject of an application before the Leonia Land Use Board, and said application is hereby authorized by me. Furthermore, I authorize inspection of the property which is the subject of the application.

Owner's Signature: 

Date: 5-5-20

BOROUGH OF LEONIA

PLANNING BOARD

TAX CERTIFICATION

NAME Kulite Semiconductor Products, Inc.

ADDRESS 1 Willow Tree Road, Leonia, N.J. 07605

BLOCK 802 LOT 21

CERTIFIED THIS 21st DAY OF April, 2020

DATE TAXES WERE PAID Jan. 28, 2020


TAX OFFICIAL

PLEASE BRING THIS FORM TO THE TAX CLERK FOR CERTIFICATION AND PRESENT TO THE BOARD THE NIGHT OF THE MEETING.

TAX

* Verify that this information accurately reflects
current information.
Tax Collector
Leonia Borough
Bergen County



BOROUGH OF LEONIA

Application Addendum

Campaign Disclosure Form As required By Leonia Ordinance 02-04

Applicant Name: Kulite Semiconductor Products, Inc.

Applicant Address : 400 Willow Tree Road, Leonia, N.J. 07605

List all reportable campaign contributions made pursuant to NJSA 19:44-1 et seq. in the last twelve (12) months on behalf of or to any candidate for public office, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee in or pertaining to the Borough of Leonia.

Contribution	Date of Contribution	Amount
None		

I certify that the foregoing statements are true:


Signature

5-5-2020
Date

RE: VARIANCE FOR BLOCK: 00802 LOT: 00001

At: 120 SCHOR AVE

02/11/20

KULITE

Block	Lot	Owner's Name	Property Address	Mailing Address
00102	00001	COUNTY OF BERGEN	WEST OF RR	21 MAIN ST ADM BLDG HACKENSACK NJ 07601
00217	00001	CONSOLIDATED RAIL CORP	FORT LEE RD	110 FRANKLIN RD ROANOKE VA 24042
00503	00018 C0001	WANG, WEIFENG & ZHANG, YING	145 SCHOR AVE #1	145 SCHOR AVE, UNIT 1 LEONIA, NJ 07605
00503	00018 C0002	KIM, SUNG BUM	145 SCHOR AVE #2	145 SCHOR AVE #2 LEONIA NJ 07605
00503	00018 C0003	BAIK, NAM II & KYOUNG HEE	145 SCHOR AVE #3	145 SCHOR AVE, #3 LEONIA, NJ 07605
00503	00018 C0004	KIM, JOHN & KWON, LIZA	145 SCHOR AVE #4	145 SCHOR AVE, #4 LEONIA, NJ 07605
00503	00018 C0005	HAN, SANG CHUL & YOUNG JOO	145 SCHOR AVE #5	145 SCHOR AVE, #5 LEONIA NJ 07605
00503	00018 C0006	AUM, MINYONG & NA-RAE KANG	147 SCHOR AVE #6	147 SCHOR AVE, UNIT #6 LEONIA, NJ 07605
00503	00018 C0007	WON, HELEN	147 SCHRO AVE #7	147 SCHOR AVENUE, APT 7 LEONIA, NJ 07605
00503	00018 C0008	CHOI, MYONG JOON	147 SCHOR AVE #8	147 SCHOR AVE, #8 LEONIA, NJ 07605
00503	00018 C0009	YANG, JINWOO & HEASUNG	147 SCHOR AVE #9	147 SCHOR AVE, UNIT 9 LEONIA, NJ 07605
00503	00018 C0010	YING, EN-JUN & PAN, RUI FANG	147 SCHOR AVE #10	147 SCHOR AVE #10 LEONIA NJ 07605
00503	00021 C0149	PAPADOPOULOS, GABRIEL & KAREN	149 SCHOR AVE	149 SCHOR AVE LEONIA NJ 07605
00503	00021 C0151	WANG, XIN & ZHE	151 SCHOR AVE	151 SCHOR AVE LEONIA NJ 07605
00503	00021 C0153	MARAVILLA, FLORENCIO & JESSICA	153 SCHOR AVE	153 SCHOR AVENUE LEONIA, NJ 07605
00503	00021 C0155	LU, YUNJI	155 SCHOR AVE	155 SCHOR AVE LEONIA, NJ 07605
00503	00023	SCHOR GARDENS LLC	143 SCHOR AVE	162 LIBERTY STREET HACKENSACK, NJ 07601
00503	00024	SCHOR AVENUE LLC %KULITE	SCHOR AVE	1 WILLOW TREE RD LEONIA NJ 07605
00503	00025	SCHOR AVENUE LLC %KULITE	SCHOR AVE	1 WILLOW TREE RD LEONIA NJ 07605
00503	00026	KURTZ, ANTHONY & NORA KURZ III LLC	SCHOR AVE	ONE WILLOW TREE RD LEONIA NJ 07605
00801	00002	KURTZ, ANTHONY & NORA III LLC	1 WILLOW TREE ROAD	1 WILLOW TREE RD LEONIA NJ 07605
00802	00001	MLM ASS.%MINMETALS	120 SCHOR AVE	120 SCHOR AVENUE LEONIA, NJ 07605
00802	00002	MT ZION BAPTIST CHURCH	124 SCHOR AVE	124 SCHOR AVE LEONIA NJ 07605
00802	00003	AGERICO AND LINGLINGAY	140 SCHOR AVE	140 SCHOR AVE LEONIA, NEW JERSEY
00802	00003 C0001	CHOI, DONG SIK & SHIN-JA CHIN	132 SCHOR AVE	132 SCHOR AVE LEONIA NJ 07605
00802	00003 C0002	TEITELBAUM, MARC A. & JONI RABNER	136 SCHOR AVE	136 SCHOR AVENUE, #136 LEONIA, NJ 07605
00802	00003 C0003	LACANALE, J., K., M., & C.	140 SCHOR AVE	140 SCHOR AVENUE LEONIA, NJ 07605
00802	00004	CASTELLON, M.&J. & MADRID, E.	144 SCHOR AVE	144 SCHOR AVE LEONIA NJ 07605
00802	00005 C0001	LEGRAND REALTY, LLC	400 GRAND AVENUE	265 KNOX AVENUE CLIFFSIDE PARK, NJ 07010
00802	00005 C0002	JOO, RICHARD H. & YUNEUI	402 GRAND AVENUE	402 GRAND AVE APT 2 LEONIA NJ 07605

Block	Lot	Owner's Name	Property Address	Mailing Address
00802	00005 C0003	CHA, SENGHEN	404 GRAND AVENUE	404 GRAND AVE #3 LEONIA, NJ 07605
00802	00005 C0004	LEGRAND REALTY, LLC	406 GRAND AVENUE	265 KNOX AVENUE CLIFFSIDE PARK, NJ 07010
00802	00005 C0005	LEGRAND REALTY, LLC	408 GRAND AVENUE	265 KNOX AVENUE CLIFFSIDE PARK, NJ 07010
00802	00005 C0006	DEGIDIO, MICHAEL B	410 GRAND AVENUE #6	410 GRAND AVE #6 LEONIA NJ 07605
00802	00005 C0007	LEGRAND REALTY, LLC	412 GRAND AVENUE	265 KNOX AVENUE CLIFFSIDE PARK, NJ 07010
00802	00006 C0001	DIAZ, MINERVA	392 GRAND AVE	392 GRAND AVE, UNIT 1 LEONIA, NJ 07605
00802	00006 C0002	HANNON, KAREN	392 GRAND AVE	392 GRAND AVE APT 2 LEONIA NJ 07605
00802	00006 C0003	GARCIA, MONICA	392 GRAND AVE	392 GRAND AVE APT3 LEONIA NJ 07605
00802	00006 C0004	TORO, RAMIRO A.	392 GRAND AVE	392 GRAND AVENUE, APT 4 LEONIA, NJ 07605
00802	00006 C0005	MAURICE, LYDIA	392 GRAND AVE	392 GRAND AVE APT 5 LEONIA NJ 07605
00802	00006 C0006	OVCHARIK, Y.A.Y AND M605	392 GRAND AVE	392 GRAND AVE APT 6 LEONIA NJ 07605
00802	00006 C0007	DILLON, N. & POLYANSKAYA, P. & A.	392 GRAND AVE	392 GRAND AVE, UNIT 7 LEONIA, NJ 07605
00802	00006 C0008	DE SILVA, GODFREY & AYOMI	392 GRAND AVE	392 GRAND AVE APT 8 LEONIA NJ 07605
00802	00006 C0009	ABBASS, MUHAMMAD J. & UZMA	392 GRAND AVE	392 GRAND AVE APT 9 LEONIA, NJ 07605
00802	00006 C0010	ABRISQUETA, MARIO ELY	392 GRAND AVE	392 GRAND AVE, UNIT 10 LEONIA, NJ 07605
00802	00007	388 GRAND AVE, LLC	388 GRAND AVE	1 WILLOW TREE RD LEONIA, NJ 07605
00802	00008	380 GRAND AVE, LLC	380 GRAND AVE	1 WILLOW TREE RD LEONIA, NJ 07605
00802	00009	HARPER MGMT CORP	372 GRAND AVE	213 LAFAYETTE AVE WESTWOOD NJ 07675
00802	00010	SAI, NOBUAKI & GRETA	368 GRAND AVE	388 GRAND AVE LEONIA NJ 07605
00802	00011	WALKER, WALKER & GROSSMAN LLC	356-364 GRAND AVE	PO BOX 933 MAHWAH NJ 07430
00802	00020	KURTZ, ANTHONY D.II LLC	2 WILLOW TREE RD	1 WILLOW TREE RD LEONIA NJ 07605

B:00102 L: 00001 WEST OF RR COUNTY OF BERGEN 21 MAIN ST ADM BLDG HACKENSACK NJ 07601	B:00217 L: 00001 FORT LEE RD CONSOLIDATED RAIL CORP 110 FRANKLIN RD ROANOKE VA 24042	B:00503 L: 00018 C0001 145 SCHOR AVE #1 WANG, WEIFENG & ZHANG, YING 145 SCHOR AVE, UNIT 1 LEONIA, NJ 07605
B:00503 L: 00018 C0002 145 SCHOR AVE #2 KIM, SUNG BUM 145 SCHOR AVE #2 LEONIA NJ 07605	B:00503 L: 00018 C0003 145 SCHOR AVE #3 BAIK, NAM II & KYOUNG HEE 145 SCHOR AVE, #3 LEONIA, NJ 07605	B:00503 L: 00018 C0004 145 SCHOR AVE #4 KIM, JOHN & KWON, LIZA 145 SCHOR AVE, #4 LEONIA, NJ 07605
B:00503 L: 00018 C0005 145 SCHOR AVE #5 HAN, SANG CHUL & YOUNG JOO 145 SCHOR AVE #5 LEONIA NJ 07605	B:00503 L: 00018 C0006 147 SCHOR AVE #6 AUM, MINYONG & NA-RAE KANG 147 SCHOR AVE, UNIT #6 LEONIA, NJ 07605	B:00503 L: 00018 C0007 147 SCHOR AVE #7 WON, HELEN 147 SCHOR AVENUE, APT 7 LEONIA, NJ 07605
B:00503 L: 00018 C0008 147 SCHOR AVE #8 CHOI, MYONG JOON 147 SCHOR AVE, #8 LEONIA, NJ 07605	B:00503 L: 00018 C0009 147 SCHOR AVE #9 YANG, JINWOO & HEASUNG 147 SCHOR AVE, UNIT 9 LEONIA, NJ 07605	B:00503 L: 00018 C0010 147 SCHOR AVE #10 YING, EN-JUN & PAN, RUI FANG 147 SCHOR AVE #10 LEONIA NJ 07605
B:00503 L: 00021 C0149 149 SCHOR AVE PAPADOPOULOS, GABRIEL & KAREN 149 SCHOR AVE LEONIA NJ 07605	B:00503 L: 00021 C0151 151 SCHOR AVE WANG, XIN & ZHE 151 SCHOR AVE LEONIA NJ 07605	B:00503 L: 00021 C0153 153 SCHOR AVE MARAVILLA, FLORENCIO & JESSICA 153 SCHOR AVENUE LEONIA, NJ 07605
B:00503 L: 00021 C0155 155 SCHOR AVE LU, YUNJI 155 SCHOR AVE LEONIA, NJ 07605	B:00503 L: 00023 143 SCHOR AVE SCHOR GARDENS LLC 162 LIBERTY STREET HACKENSACK, NJ 07601	B:00503 L: 00024 SCHOR AVE SCHOR AVENUE LLC %KULITE 1 WILLOW TREE RD LEONIA NJ 07605
B:00503 L: 00025 SCHOR AVE SCHOR AVENUE LLC %KULITE 1 WILLOW TREE RD LEONIA NJ 07605	B:00503 L: 00026 SCHOR AVE KURTZ, ANTHONY & NORA KURZ III LLC ONE WILLOW TREE RD LEONIA NJ 07605	B:00801 L: 00002 1 WILLOW TREE ROAD KURTZ, ANTHONY & NORA III LLC 1 WILLOW TREE RD LEONIA NJ 07605
B:00802 L: 00001 120 SCHOR AVE MLM ASS.%MINMETALS 120 SCHOR AVENUE LEONIA, NJ 07605	B:00802 L: 00002 124 SCHOR AVE MT ZION BAPTIST CHURCH 124 SCHOR AVE LEONIA NJ 07605	B:00802 L: 00003 140 SCHOR AVE AGERICO AND LINGLINGAY 140 SCHOR AVE LEONIA, NEW JERSEY
B:00802 L: 00003 C0001 132 SCHOR AVE CHOI, DONG SIK & SHIN-JA CHIN 132 SCHOR AVE LEONIA NJ 07605	B:00802 L: 00003 C0002 136 SCHOR AVE TEITELBAUM, MARC A. & JONI RABNER 136 SCHOR AVENUE, #136 LEONIA, NJ 07605	B:00802 L: 00003 C0003 140 SCHOR AVE LACANLALE, J., K., M., & C. 140 SCHOR AVENUE LEONIA, NJ 07605
B:00802 L: 00004 144 SCHOR AVE CASTELLON, M.&J. & MADRID, E. 144 SCHOR AVE LEONIA NJ 07605	B:00802 L: 00005 C0001 400 GRAND AVENUE LEGRAND REALTY, LLC 265 KNOX AVENUE CLIFFSIDE PARK, NJ 07010	B:00802 L: 00005 C0002 402 GRAND AVENUE JOO, RICHARD H. & YUNEUI 402 GRAND AVE APT 2 LEONIA NJ 07605

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404 GRAND AVENUE
CHA, SENGHEN
404 GRAND AVE #3
LEONIA, NJ 07605

B:00802 L: 00005 C0006
410 GRAND AVENUE #6
DEGIDIO, MICHAEL B
410 GRAND AVE #6
LEONIA NJ 07605

B:00802 L: 00006 C0002
392 GRAND AVE
HANNON, KAREN
392 GRAND AVE APT 2
LEONIA NJ 07605

B:00802 L: 00006 C0005
392 GRAND AVE
MAURICE, LYDIA
392 GRAND AVE APT 5
LEONIA NJ 07605

B:00802 L: 00006 C0008
392 GRAND AVE
DE SILVA, GODFREY & AYOMI
392 GRAND AVE APT 8
LEONIA NJ 07605

B:00802 L: 00007
388 GRAND AVE
388 GRAND AVE, LLC
1 WILLOW TREE RD
LEONIA, NJ 07605

B:00802 L: 00010
368 GRAND AVE
SAI, NOBUAKI & GRETA
368 GRAND AVE
LEONIA NJ 07605

B:00802 L: 00005 C0004
406 GRAND AVENUE
LEGRAND REALTY, LLC
265 KNOX AVENUE
CLIFFSIDE PARK, NJ 07010

B:00802 L: 00005 C0007
412 GRAND AVENUE
LEGRAND REALTY. LLC
265 KNOX AVENUE
CLIFFSIDE PARK, NJ 07010

B:00802 L: 00006 C0003
392 GRAND AVE
GARCIA, MONICA
392 GRAND AVE APT3
LEONIA NJ 07605

B:00802 L: 00006 C0006
392 GRAND AVE
OVCHARIK,Y,A,Y AND M605
392 GRAND AVE APT 6
LEONIA NJ 07605

B:00802 L: 00006 C0009
392 GRAND AVE
ABBASS, MUHAMMAD J. & UZMA
392 GRAND AVE APT 9
LEONIA, NJ 07605

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380 GRAND AVE
380 GRAND AVE, LLC
1 WILLOW TREE RD
LEONIA, NJ 07605

B:00802 L: 00011
356-364 GRAND AVE
WALKER,WALKER & GROSSMAN LLC
PO BOX 933
MAHWAH NJ 07430

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LEGRAND REALTY, LLC
265 KNOX AVENUE
CLIFFSIDE PARK, NJ 07010

B:00802 L: 00006 C0001
392 GRAND AVE
DIAZ, MINERVA
392 GRAND AVE, UNIT 1
LEONIA, NJ 07605

B:00802 L: 00006 C0004
392 GRAND AVE
TORO, RAMIRO A.
392 GRAND AVENUE, APT 4
LEONIA, NJ 07605

B:00802 L: 00006 C0007
392 GRAND AVE
DILLON, N. & POLYANSKAYA, P. & A.
392 GRAND AVE, UNIT 7
LEONIA, NJ 07605

B:00802 L: 00006 C0010
392 GRAND AVE
ABRISQUETA, MARIO ELY
392 GRAND AVE, UNIT 10
LEONIA, NJ 07605

B:00802 L: 00009
372 GRAND AVE
HARPER MGMT CORP
213 LAFAYETTE AVE
WESTWOOD NJ 07675

B:00802 L: 00020
2 WILLOW TREE RD
KURTZ,ANTHONY D.II LLC
1 WILLOW TREE RD
LEONIA NJ 07605

LIST OF UTILITIES FOR THE BORO OF LEONIA

BERGEN COUNTY PLANNING & ECONOMIC DEVELOPMENT
DIVISION OF DEVELOPMENT REVIEW
ADMINISTRATION BUILDING
COURT PLAZA SOUTH
21 MAIN STREET ROOM 204 W
HACKENSACK, NJ 07601-7000

PSE&G
MANAGER-CORPORATE PROPERTIES
80 PARK PLAZA T6B
NEWARK, NJ 07101

VERIZON COMMUNICATIONS
540 BROAD STREET FLOOR 15
NEWARK, NJ 07101

NEW YORK CENTRAL LINE LLC
500 WATER STREET J-910
JACKSONVILLE, FL 32202

NEW YORK CENTRAL LINE LLC
2565 W 5TH STREET
JACKSONVILLE, FL 32254
904-359-1698

UNITED WATER
REAL ESTATE DEPARTMENT
200 OLD HOOK ROAD
HARRINGTON PARK, NJ 07640

TIME WARNER CABLE
200 ROOSEVELT PLACE
PALISADES PARK, NJ 07650

UNITED STATES ENVIRONMENTAL
PROTECTION AGENCY
RICHARD HO
290 BROADWAY
NEW YORK, NY 10007-1866

DEPARTMENT OF ENVIRONMENTAL
PROTECTION
PO BOX 432
410 E STATE STREET
TRENTON, NJ 08625

AVENUE

64

LEONIA

81

100

SITE PLAN REVIEW APPLICATION CHECKLIST

FOR PUBLIC HEARING SUBMISSION: PLEASE SUBMIT ONE (1) TYPE WRITTEN, SIGNED COPY ONLY

NAME OF PROJECT: Kulite Lighting & Generator Improvements

NAME OF OWNER: 400 Willow Tree Road, LLC

NAME OF APPLICANT: Kulite Semiconductor Products, Inc

ADDRESS OF APPLICANT: 1 Willow Tree Road PHONE: 201-461-0900

TAX ASSESSMENT MAP DESIGNATION: BLOCK 802 LOT 21

STREET ADDRESS: 1 Willow Tree Road, Leonia, N.J. 07605

Use this checklist as a guide to the procedural requirements that must be met before the Planning Board will review a site plan application. Below are listed the submissions that constitute a site plan application, and the specifications of form and content for a properly drafted survey and site plan.

For the design criteria by which the Planning Board judges a site plan application, please refer to the Land Development Ordinance of the Borough of Leonia. The Ordinance may be purchased from the Leonia Borough Clerk. For a general description of and timetable for site plan review, see "Overview, Procedures, and Submission Requirements".

Please check the "Yes" box after items submitted, and the "Not Applicable" box after items not required.

- | | Yes | N/A |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| A: One (1) Typed and signed site plan application form and Twenty Four (24) copies | <input checked="" type="checkbox"/> | |
| B: Copy of covenants or deed restrictions | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C: Fees: Site Plan/Subdivision Application | <input checked="" type="checkbox"/> | |
| Engineering, Legal, & Planning Escrow | <input checked="" type="checkbox"/> | |
| D: 2 copies of certified survey, drafted to the specifications listed below, and folded separately to a size no smaller than 10" x 14" with the title blocks showing | <input checked="" type="checkbox"/> | |
| E: 24 copies of the site plan, drafted to specifications listed below, and folded into separate packets not smaller than 10" x 14" with the title blocks showing. | | |

Yes _____ N/A _____

F: 1 completed and clean copy of this checklist.



G: *Environmental Impact Statement, for residential developments of 100 units or more or non-residential developments with a gross aggregate floor area of 40,000 sq. ft. or more. Consult Planning Board Engineer for format.



The following applications must be approved by the appropriate agencies before the Planning Board will grant site plan approval. To avoid delay submit the requirements of the Planning Board and other agencies concurrently.

H: Bergen County Site Plan approval, for:

- a. Development within 100 feet of a County Road, or within 100 feet of a water course, or larger than one acre, that either requires off-site parking for 5 vehicles or more, or produces direct or indirect surface run off to a County road.
- b. Any development abutting a County Road other than residential structures containing 4 or fewer units.

Applications, instructions and copies of the County Site and Plan Review Resolution are available from the Bergen County Planning Board, Hackensack, NJ 07601.



I: The New Jersey Soil Conservation District Soil Erosion and Sediment Control Plan Certification, for projects that will disturb more than 5,000 sf of surface area of land, except for the construction of a single, detached one-family house (Plan submittal is required — certification may be a condition of approval at the sole discretion of the Planning Board).



In some instances, the approval of certain State agencies is required. Consult the Board Engineer (State Department of Transportation, Environmental Protection Agency etc.).

Not Applicable

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**Borough of Leonia
Site Plan Application**

The two principal means of describing a project to the Planning Board are through the survey and the site plan. Almost all required information is to be conveyed, in either graphic or tabular form, on these two documents. Both must meet the specifications for form and content listed below. Please check the "Yes" box after items included in your survey or site plan, the "No" box if the item is missing, and the "Not Applicable" box if the item does not apply to your application.

	<u>Y</u>	<u>N</u>	<u>NA</u>
SURVEY certified by a licensed land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Title Block. Containing:</u>			
Name of project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name and address of owners or corporate officers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tax assessment map designation, by block & lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street address	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Names, address, telephone numbers, seals, and signatures of the surveyors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Date of survey and revisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scale, 1 "20" or 1 "=10"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Graphic presentation of:</u>			
North arrow indication	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lot lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing contours at intervals of 2 feet, or 1 foot for grades of less than 5%, referenced to a benchmark, and extending not less than 10 feet beyond the lot lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Geographic features, watercourses, marshes, rock outcrops, cliffs, ponds, wooded areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location and identification of existing planting over 8" in diameter	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Borough of Leonia
Site Plan Application**

Y N N/A

Graphic presentation, continued:

Existing:

Setback lines

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Easements

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Areas dedicated to public use

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Location of existing buildings and structures, including walls, fences, culverts, and bridges

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------

Location of street center line, edge of pavement, curb openings and curb and gutter openings

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Location of existing utilities

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Location and size of existing sanitary lines, including
pipe size
grades
direction of flow

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location and size of existing storm drainage, including
pipe size
grades
direction of flow

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location of other existing drainage

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Location of existing water lines, fire alarm boxes and hydrants

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------

SITE PLAN completed by a licensed architect, planner or engineer

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Title Block, containing:

Name of project

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Names and address of owners and corporate officers

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------

Tax assessment map designation by block and lot

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------

Street address

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------

Names, addresses, telephone numbers, seals, and signatures of
Architects, Planners, or Engineers

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Borough of Leonia
Site Plan Application

Y N N/A

Graphic Presentation. Continued:

Date of plan and revisions

☒ ☐ ☐

Scale of graphic presentation at 1"=20' or 1"=10' matching survey

☒ ☐ ☐

Key Map. Containing:

Use Borough tax map

Scale, 1"=400'

☒ ☐ ☐

North arrow with same orientation as site plan and survey

☒ ☐ ☐

Property in question

☒ ☐ ☐

All properties within 200' identified by lot and block number

☒ ☐ ☐

The zoning districts applicable to those properties

☒ ☐ ☐

Location of all principal structures on those properties

☒ ☐ ☐

All water courses within 200'

☒ ☐ ☐

All drainage within 200', or within 500' for lots larger than 50,000 sq. ft.

☒ ☐ ☐

All driveway intersections with the public streets within 200'

☒ ☐ ☐

Tabular presentation of names and address of all property owners and principal uses of all properties within 200', keyed to key map

☒ ☐ ☐

Graphic presentation completely dimensioned containing:
North arrow with same orientation as survey

☒ ☐ ☐

TOPOGRAPHIC DATA

Existing and proposed contours to survey specifications

☒ ☐ ☐

Proposed contour lines should be solid, and proposed spot elevations boxed. Existing contour lines should be broken and existing spot elevations unboxed.

☒ ☐ ☐

Geographic features to survey specifications

☒ ☐ ☐

BUILDING STRUCTURES

Preliminary architectural plans for proposed buildings and structures, and existing buildings and structures to be retained, including:

Location

Dimensions

Typical floor plans

All architectural elevations, with heights indicated, and surfacing materials and colors noted

Pedestrian and vehicular entrances to buildings

Grades and finished floor elevations

Tabular presentation of:

Aggregate floor area

Proposed uses

Estimated number of employees, occupants, or users

ACCESS

Means of vehicular and pedestrian access to site

Sidewalks, walkways, driveways, and dropped curbs showing:

Location

Dimensions

Grading

Typical detailed construction cross sections

Proposed traffic channels

Other means of controlling vehicles and pedestrians

Y N N/A

Graphic presentation. continued:

PARKING

Location and dimensioned layout of:

Loading areas

☒ ☐ ☐

Parking areas

☒ ☐ ☐

Tabular presentation of:

Number of spaces required

☒ ☐ ☐

Calculations

☒ ☐ ☐

Number of spaces proposed

☒ ☐ ☐

COVERAGE

Total area of lot

☒ ☐ ☐

Area and % of property covered by buildings

Area and % of property covered by parking areas, walks,
driveways and paved streets

☒ ☐ ☐

Area and % of property dedicated to green or recreational space

☒ ☐ ☐

OUTDOOR ILLUMINATION

Retained and proposed illumination including street lights showing:

Location

☒ ☐ ☐

Direction of illumination

☒ ☐ ☐

Type of fixture and mounting height

☒ ☐ ☐

Color of lights

☒ ☐ ☐

Power

☒ ☐ ☐

Hours of operation

☒ ☐ ☐

0.5 foot candle photometrics

☒ ☐ ☐

Y N N/A

Graphic presentation continued:

TREES AND SHRUBBERY

Location and identification of retained and proposed planting

☐ ☐ ☒

Tabular Presentation:

Planting schedule providing

Symbols keyed to plan

☐ ☐ ☒

Quantity

☐ ☐ ☒

Common names

☐ ☐ ☒

Scientific names

☐ ☐ ☒

Planting size

☐ ☐ ☒

Root treatment

☐ ☐ ☒

Mature growth size

☐ ☐ ☒

OTHER SCREENING

Retained and proposed non-vegetative screening showing:

Location

☐ ☐ ☒

Dimensions

☐ ☐ ☒

Materials and type of construction

☐ ☐ ☒

Architectural elevations

☐ ☐ ☒

Cross sections

☐ ☐ ☒

UTILITIES

Location of retained and proposed utilities, including adjacent overhead lines

☐ ☐ ☒

Y N N/A

Graphic Presentation, Continued:

STORM DRAINAGE

Location and dimensions of retained and proposed drainage

☐ ☐ ☒

Tabular presentation of:

Kinds of surface area contributing to drainage calculations

☐ ☐ ☒

Design criteria used in calculations, as stipulated by the
City Engineer

☐ ☐ ☒

Graphic presentation continued:

SEWERAGE

Location and size of retained and proposed sanitary sewer lines including:

Pipe size

☐ ☐ ☒

Grades

☐ ☐ ☒

Direction of flow

☐ ☐

SANITATION

Location and nature of retained and proposed facilities for
garbage and refuse storage and removal

☐ ☐ ☒

FIRE PROTECTION

Location of retained and proposed water lines, valves, fire
alarm boxes, hydrants and fire lanes

☐ ☐ ☒

SIGNS

Retained and proposed signs, including:

Sketch to scale with graphics and lettering

☐ ☐ ☒

Location, elevation, and dimensions

☐ ☐ ☒

Method of attachment

☐ ☐ ☒

Borough of Leonia
Site Plan Application

Y N N/A

Graphic presentation, continued:

Illumination

☐ ☐ ☒

Colors

ADDITIONAL INFORMATION requested by the Planning Board

_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

In summary, a site plan should include the following elements:

- a: Title block
- b: Key map
- c: Ownership table
- e: Main graphic presentation e: Usage table
- f: Parking table
- g: Coverage table
- h: Planting schedule
- i: Lighting schedule
- j. Drainage table

NOTE: An application will not be deemed complete until all requirements, including any additional information requested by the Planning Board, are met.

SIGNATURE OF APPLICANT:



DATE: 5-5-20